

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council

Item ID:

16085

Agenda Number

24.

Meeting Date:

June 28, 2012

Department:

Contract Management

Subject

Authorize negotiation and execution of an amendment to the professional services agreement with LAKE | FLATO ARCHITECTS INC. / SHEPLEY BULFINCH RICHARDSON AND ABBOTT INCORPORATED, A JOINT VENTURE for architectural services for the New Central Library in the amount of \$1,300,000 for a total contract amount not to exceed \$8,500,000.

Amount and Source of Funding

Funding is available in the Fiscal Year 2011-2012 Capital Budget of the Austin Public Library Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:

Prior Council Action:

October 20, 2011 – Approval of Schematic Design; December 9, 2010 – Approval of Architectural Building Program Narrative; July 29, 2010 - Selection of the Construction Manager at Risk; December 17, 2009 - Selection of Commissioning Agent; March 25, 2008 - Authorize selection process for the design team; December 11, 2008 - Selection of Architect; February 14, 2008 - Site designated for the project; March 6, 2008 – Designate Construction Manager at Risk as Project Delivery Method.

For More Information:

Cynthia D. Jordan 974-7183; John Gillum 974-7495; Susan Garnett 974-7064; April Shaw 974-7141.

Boards and Commission Action:

Related Items:

MBE / WBE:

This contract was awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Woman Owned Business Enterprise Procurement Program) with 13.19% MBE and 11.56% WBE subconsultant participation to date.

Additional Backup Information

The design of the New Central Library, which will be located on W. César Chávez Street and will house the collections and programs presently located in the John Henry Faulk Central Library, is currently on schedule. The former Seaholm South Substation site offers tremendous possibilities due to its location as a bookend to the 2nd Street Retail District, its adjacency to Shoal Creek and the expected popularity of the destination as the western gateway to downtown.

On December 9, 2010, the City Council approved a revised project budget and the Architectural Building Program Narrative which resulted in a new definition for Austin's New Central Library – a "Library for the Future". On October 20, 2011, the City Council approved the Schematic Design of the library which includes:

- Approximately 192,000 gross square feet
- Three building entrances; on Cesar Chavez, Shoal Creek Hike & Bike Trail, and 2nd Street;
- A café to be operated by a third party vendor;
- A large technology rich multi-purpose special events center for up to 350 people, complete with catering capabilities.
- A bicycle porch to house 200+ bicycles;
- A boutique outlet of the Library's Recycled Reads Bookstore;
- A beautifully day-lit atrium that is the center of activities for the Library;
- Multiple customer service locations, including ample self check-out stations;
- A great reading room;
- Two outdoor reading porches;
- A rooftop garden;
- Improved and enhanced collections of books and multi-media materials;
- Specially designed Children and Teen spaces;
- Seating for approximately 500 people throughout;
- State-of-the-art technologies disbursed throughout the building;
- Multiple technology rich, flexible meeting spaces to accommodate 4 to 30 occupants;
- Library support staff spaces;
- A delivery and materials handling area;
- An area for recycling and composting;
- 200 space underground parking garage.

Additionally the New Central Library will surpass the requirement of LEED™ Silver Certified. The current sustainable elements included are:

- Connection to Downtown District Cooling System;
- Reduced area of conditioned space using large outdoor porches;
- Extensive day lighting with glazing, internal atrium, reflectors to bounce light deep into the building, and day lighting of garage;
- 13% of building energy demands with rooftop Solar Photovoltaic Collectors;
- Overall water use 35% less than typical;
- Large rainwater collection system for irrigation, toilet flushing, low flow urinals;
- Planned connection to future reclaimed water system;
- Green Roof;
- Strong indoor/outdoor connection with emphasis on views to Lady Bird Lake and Shoal Creek;
- Drought tolerant plant palette;

In order to continue with the design of this project an amendment to the professional services agreement is required. This amendment will allow the design phase services to fulfill the new definition of the New Central Library as the "Library of the Future". The modifications to the architectural and engineering scopes of work include the complete design and construction of the 192,000 square feet of space; the design of a detailed rainwater collection system utilizing an underground, former Austin Energy pump room as a storage tank; design of a detailed structural foundation system responsive to the geotechnical engineering investigation outcome as well as the flood conditions of Lady Bird Lake; the selection and procurement of additional furnishings and equipment; and the additional detailed coordination with adjacent, ongoing projects.

A return to City Council for construction phase services is anticipated once a complete understanding of the work is determined.

This project is managed by the Public Works Department.

Lake|Flato Architects Inc. / Shepley Bulfinch Richardson and Abbott Incorporated, a Joint Venture is managed from the offices of Shepley Bulfinch Richardson and Abbott located in Boston, MA.